



# CHANGE ORDER

**Contract Number** bcjv0119\_03  
**Change Order Number** 02  
**Date** 04/18/2023  
**Project** Garage Membrane  
**Address** 2244 W 6th Ave, Vancouver, British Columbia  
**Owner** Vancouver No. 1 Partnership Managed by InterRent Holdings Manager Limited Partnership  
**Contractor** Flagship Construction and Building Envelope Restoration Ltd.

Pursuant to paragraph 6.2.2 of GC 6.2 of the Contract dated December 20th, 2022, the following is an amendment to the Contract stating the agreement between the Owner and the Contractor upon a change in the Work and the adjustments in the Contract Price and Contract Time.

### Description of Change

For the extension of the contract completion date and the recommended changes in the landscape design.

The Contract Time is increased/decreased by 54 Working Days resulting in the attainment of Substantial Performance of the Work by June 10th, 2023

<b>Original Contract Price</b>	\$474,528.00
<b>Sum of previous Change Orders</b>	\$61,790.00
<b>This Change Order</b>	\$0
<b>Revised Contract Price (sum of above)</b>	\$536,318.00 -
<b>Value Added Tax</b>	\$26,815.90 -
<b>Total amount payable to the Contractor</b>	\$563,133.90

### Approved by the Owner

Aaron Leung, Construction Manager Aaron Leung 04/18/2023  
*name and title of person signing* Aaron Leung (Apr 18, 2023 17:56 PDT) *signature* *date*

Gus Sequeira, Director of Construction  04/19/2023  
*name and title of person signing* *signature* *date*

Brad Cutsey, President and CEO  04/20/2023   
*name and title of person signing* Brad Cutsey (Apr 20, 2023 14:19 EDT) *signature* *date*

### Approved by the Contractor

Paul Chan, President Paul Chan 04/20/2023  
*name and title of person signing* Paul Chan (Apr 20, 2023 23:07 PDT) *signature* *date*



**Recommended Landscaping Changes & Underground Parkade Vents**

<p><b>Date:</b> March 27, 2023</p>	<p><b>File No.:</b> 22-11101</p>
<p><b>Site Address:</b>          Sabanna Terrace          2244 West 6<sup>th</sup> Ave.          Vancouver, BC          V6K 1V8</p>	<p><b>Owner Contact:</b>          CLV Group          Aaron Leung  <a href="mailto:Aaron.leung@rentclv.com">Aaron.leung@rentclv.com</a></p> <p><b>Prime Consultant</b>          Tri-Can Consulting Ltd.          Wei Chen, PEng., LEED Green Associate          Building Science Engineer  <a href="mailto:wei@tccltd.ca">wei@tccltd.ca</a>          (604) 449 - 7789</p> <p><b>Structural Engineer</b>          J &amp; A Engineering Ltd.          Jack Peng, PEng.,  <a href="mailto:jpeng@jaengineering.ca">jpeng@jaengineering.ca</a>          (778) 998 - 0616</p>

The following is the detailed scope of work summarized and recommended by **Flagship Construction & Building Envelope Restoration Ltd.**, based on the J & A Engineering Ltd. Field Review Memo dated 2023-01-26 and on the current site conditions.

The structural concerns detailed in the “Field Review Memo”, specifically item #2 of page 6 – “the existing slab was under designed significantly.” As such changes to the landscaping design/finish are necessary to reduce the dead load and to deter/restrict the use of the area to a certain degree to avoid further overloading. To address these structural concerns, we propose the following scope of work below.

The other concern is the parkade vents. As shown in the pictures below, the existing architectural concrete blocks are visibly loose, coming apart and are in dire need of repair. In their current condition the concrete blocks are not structurally sound and will likely crack

**GENERAL CONTACT INFORMATION**

**Email:** paul@flagshipconstructionbc.com  
**Phone:** (604) 838-2028  
**Web:** flagshipconstructionbc.com





Office: 604-282-4512 | Cell: 604-838-2028 | paul@flagshipconstructionbc.com

when the new aluminum louver vents are mounted onto them. To avoid further repair costs, we recommend the immediate replacement of the architectural concrete blocks with treated timber material, which will work better to mount the new louver vents at the four sides.

### Site Photos – Existing Cracked Concrete Blocks



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Version 1.1





**Scope of Work**

Description	Estimate
<p><b><u>Recommended Landscaping Design Changes:</u></b></p> <ol style="list-style-type: none"> <li>1. Please see the attached (on next page) the Landscaping Sketch recommended by Flagship Construction, which reduces a lot of dead load in the centre of the concrete slab as per the Structural Engineer recommendation.</li> <li>2. Right in the centre of the concrete slab – approximate 8 feet x 66 feet area to be surrounded with 4” x 4” of landscaping tie, built up with ridge insulation &amp; complete with 3” – 4” of drain rocks.</li> <li>3. The remaining areas are still to be re-landscaped with lawn (new seed).</li> </ol>	<p>\$11,500.00</p>
<p><b><u>Parkade Vents:</u></b></p> <ol style="list-style-type: none"> <li>1. Existing concrete blocks are loose, coming apart &amp; need repair.</li> <li>2. Existing concrete blocks are not structurally sound &amp; will most likely crack more when mounting new aluminum louver vents.</li> <li>3. Remove &amp; dispose of all architectural concrete blocks and rebuild perimeter with treated timber and top horizontal surface with cricket for shedding water.</li> </ol>	<p>\$2,500.00</p>
<p><b><u>Add 1 additional New Floor Drain:</u></b></p> <ol style="list-style-type: none"> <li>1. Cored fifth, 4” hole (low point - necessary for rain water to drain off) through the concrete slab for 3” floor drain.</li> <li>2. Supplied &amp; installed 3” spun copper floor drain.</li> <li>3. Supply &amp; connect new drain with ABS pipe to SOG.</li> </ol> <p><b><u>Appendix E – Ship Soil Off:</u></b></p> <ol style="list-style-type: none"> <li>1. There is a \$30,760.00 budget in the CCDC2 contract allocated for shipping the soil off site &amp; replace with new.</li> <li>2. Soil is being stored in rental bins on site. Approximately ½ of the soil will be reused for re-landscaping &amp; ½ of the soil will be shipped off for disposal.</li> </ol>	<p>\$900.00</p> <p>(\$14,900.00)</p>

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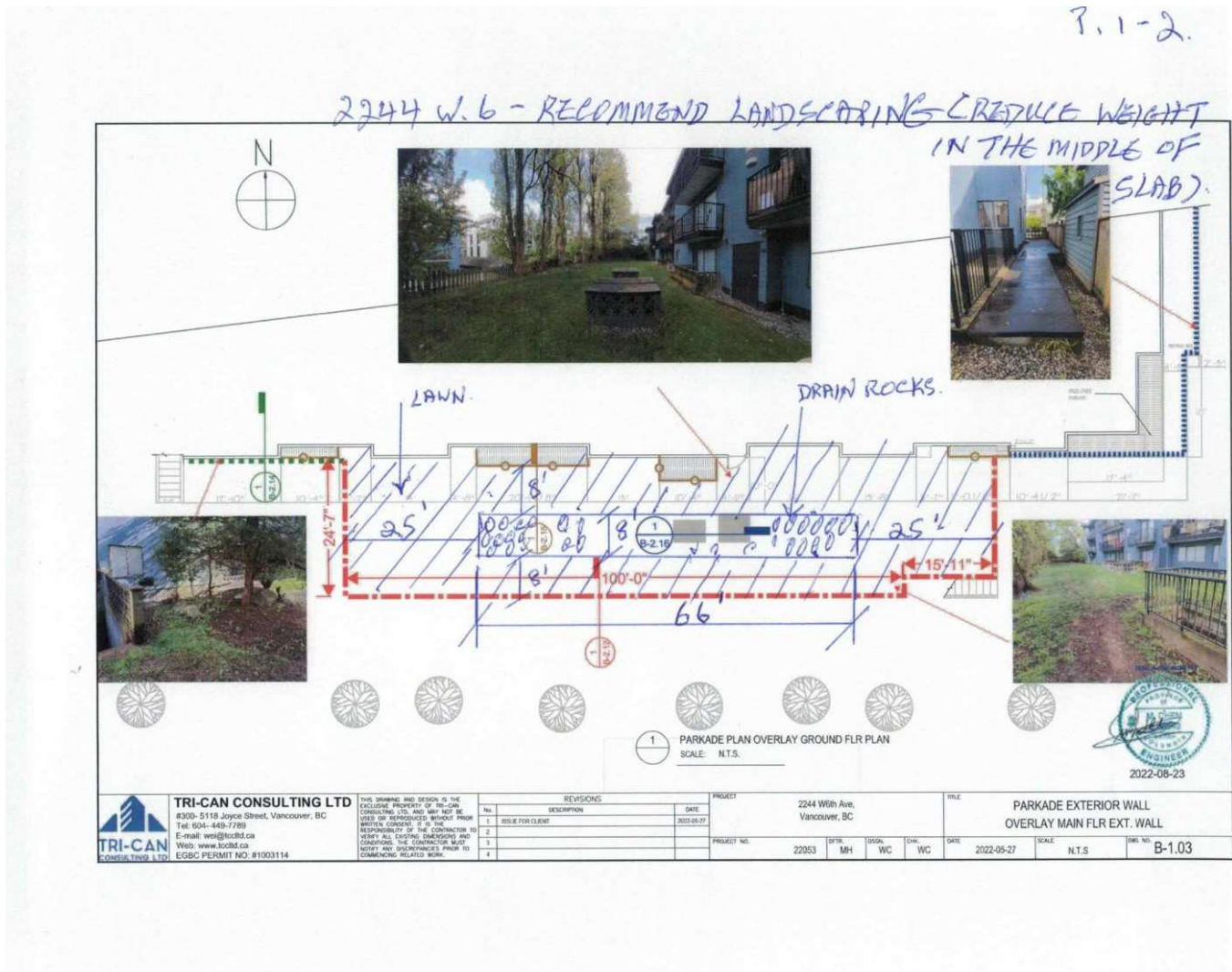




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3. Thus, there is a saving of \$14,900.00 for the above extra scope of works.	
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**Recommended Landscaping Sketches**



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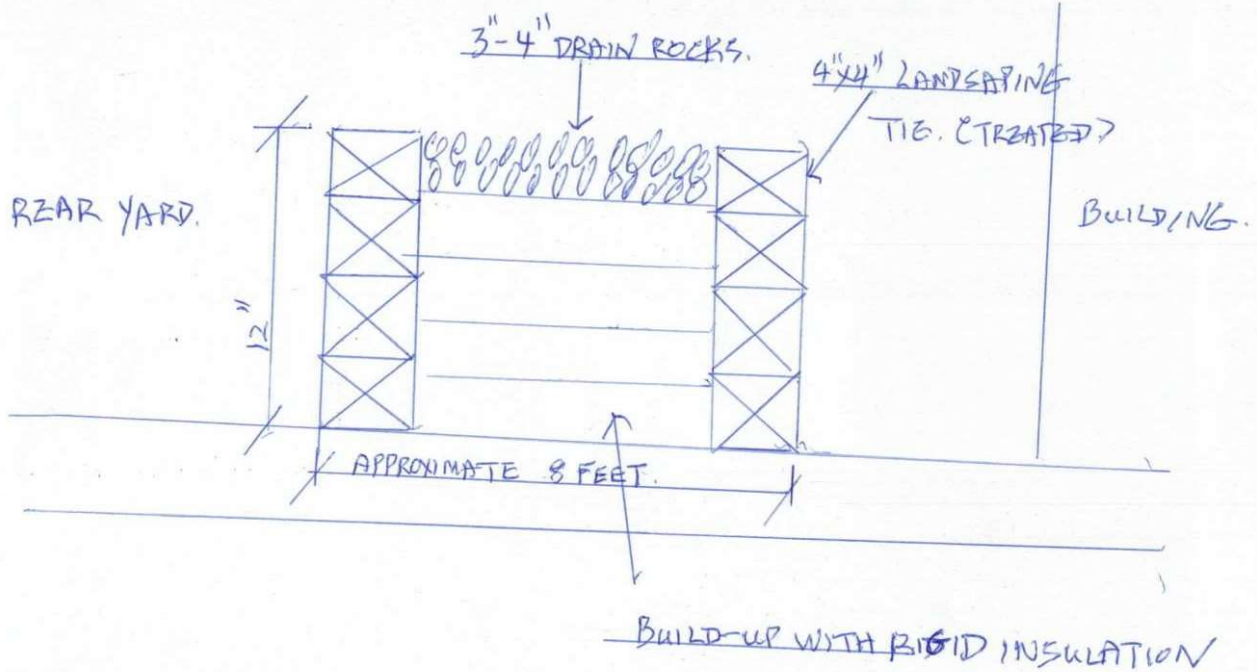


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2244 W. 6 AVE.

P. 2-2



CROSS SECTION - RECOMMENDED LANDSCAPING.

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### Cost Schedule

For Contingency / Cost-Plus Project Basis, the following construction costs and rates will apply:

Item Description	Rate
General Labour	\$45/hr.
Semi-skilled Labour	\$55/hr.
Skilled Labour	\$65/hr.
Certified Carpenter (Red Seal) / site Supervisor	\$75/hr.
Licensed & Ticketed Electrician	\$110/hr.
Licensed & Ticketed Plumber & Gas Fitter	\$110/hr.

- Copies of receipts will be provided for all materials purchased directly related to the project.
- The final cost will include a 20% mark-up on top of all materials & labour upon completion as well as 5% GST.

### ACCEPTANCE

The Owner agrees to all the terms and conditions listed above.

<p>Authorized Signatory for CLV Group</p> <hr style="border: 1px solid black;"/> <p style="text-align: center;">Signature</p> <p>Date: _____</p>	<p>Paul Chan</p> <hr style="border: 1px solid black;"/> <p>Construction Manager, Flagship Construction &amp; Building Envelope Restoration Ltd.</p> <p><i>Paul Chan</i></p> <hr style="border: 1px solid black;"/> <p style="text-align: center;">Signature</p> <p>Date: March 29, 2023</p>
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# Change Order # 02\_ bcjv0119\_03\_Membrane Refresh


Final Audit Report


2023-04-21


Created:	2023-04-18
By:	Maria Mercedes Delgado Castillo (mercedes.delgado@rentclv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8Go9jTNxsxXfoJuHK3PUzoZhh0rsvqas


## "Change Order # 02\_ bcjv0119\_03\_Membrane Refresh" History


 Document created by Maria Mercedes Delgado Castillo (mercedes.delgado@rentclv.com)  
2023-04-18 - 12:44:24 PM GMT

 Document emailed to Jeffrey Gordon (jeff.gordon@rentclv.com) for approval  
2023-04-18 - 12:55:42 PM GMT


 Document approved by Jeffrey Gordon (jeff.gordon@rentclv.com)  
Approval Date: 2023-04-18 - 4:17:06 PM GMT - Time Source: server


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2023-04-18 - 4:27:24 PM GMT

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2023-04-19 - 0:55:41 AM GMT


 Signer aaron.leung@rentclv.com entered name at signing as Aaron Leung  
2023-04-19 - 0:56:50 AM GMT

 Document e-signed by Aaron Leung (aaron.leung@rentclv.com)  
Signature Date: 2023-04-19 - 0:56:52 AM GMT - Time Source: server



 Document emailed to Gus Sequeira (gus.sequeira@rentclv.com) for signature


2023-04-19 - 0:56:54 AM GMT

 Email viewed by Gus Sequeira (gus.sequeira@rentclv.com)

2023-04-19 - 5:26:34 PM GMT

 Document e-signed by Gus Sequeira (gus.sequeira@rentclv.com)


Signature Date: 2023-04-19 - 5:26:58 PM GMT - Time Source: server

 Document emailed to Brad Cutsey (bcutsey@interrentreit.com) for signature

2023-04-19 - 5:27:01 PM GMT

 Email viewed by Brad Cutsey (bcutsey@interrentreit.com)

2023-04-20 - 6:18:04 PM GMT

 Document e-signed by Brad Cutsey (bcutsey@interrentreit.com)

Signature Date: 2023-04-20 - 6:19:02 PM GMT - Time Source: server

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2023-04-20 - 6:19:03 PM GMT

 Email viewed by paul@flagshipconstructionbc.com

2023-04-20 - 6:19:06 PM GMT

 Signer paul@flagshipconstructionbc.com entered name at signing as Paul Chan

2023-04-21 - 6:07:27 AM GMT

 Document e-signed by Paul Chan (paul@flagshipconstructionbc.com)

Signature Date: 2023-04-21 - 6:07:29 AM GMT - Time Source: server

 Agreement completed.

2023-04-21 - 6:07:29 AM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.